



**MOORE COUNTY PLANNING BOARD
THURSDAY, SEPTEMBER 5, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor**

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)

Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of May 2, 2019
- C. Consideration of Abstentions

III. Election of Vice-Chair

IV. PUBLIC HEARINGS

- 1. **Conditional Rezoning Request: Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) – Boat & RV Storage - Theresa Thompson**
- 2. **General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) –Theresa Thompson**

V. PLANNING DEPARTMENT REPORTS - Debra Enslinger

VI. BOARD COMMENT PERIOD - Chairman

VIII. UPCOMING EVENTS

- Tuesday, September 17, 2019 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Tuesday, October 1, 2019 10:30 AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, October 3, 2019 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**

- Wednesday, October 9, 2019 Board of Commissioners Fall Work Session to discuss Capital Projects and Economic Development to be held at the Rick Rhyne Building in Carthage
- Tuesday, October 15, 2019 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage

III. ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is **give** to the County.
Please see attached procedures for the Public Comment Period and public comment during Public Hearing*

**PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD**

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 8. Any applause will be held until the end of the Public Comment Period.*
- 9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 10. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board.

MOORE COUNTY PLANNING BOARD PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, MAY 2, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chair), Joe Garrison (Vice Chair), Harry Huberth, Bobby Hyman, Jeffrey Gilbert, David Lambert, Matthew Bradley, John Cook

Board Members Absent: John Matthews

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Planning Supervisor
Dervin Spell, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chair Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member John Cook offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Jeffrey Gilbert led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Matthew Bradley read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of April 4, 2019
- C. Consideration of Abstentions

Board Member Joe Garrison made a motion to approve the consent agenda. The motion was seconded by Board Member John Cook and the motion passed unanimously (8-0).

PUBLIC HEARING

Public Hearing #1 – Conditional Rezoning Request: Rural Agricultural Conditional Use District (RA-CUD) -Mining to Rural Agricultural Conditional Zoning (RA-CZ) - Land Clearing & Inert Debris Facility- Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Chad Harris requesting a Conditional Rezoning from Rural Agricultural Conditional Use District-Mining (RA-CUD) to Rural Agricultural Conditional Zoning (RA-CZ) for a Land Clearing & Inert Debris Facility, located on a portion of three (3) properties: ParID 20000071, 00990775, and 00013973, the total being approximately 15.17 acres located adjacent to 310 Rubicon Rd owned by Johnny Harris Trucking Inc. per Deed Book 3117 Page 413, Deed Book 3117 Page 416, and Deed Book 3117 Page 419.

Mrs. Thompson went over the items within the packet pointing out to the board if approved the applicant plans to subdivide the property as identified within the map located in the packet. The property is located approximately 3 miles from the Town of Taylortown and Pinehurst.

Mrs. Thompson explained the applicant is requesting an exception to the County's Non-Residential Screening requirements as the adjacent property currently has a 100 foot wide buffer.

Scott Harris with SNS Engineering approached the podium explaining to the board he will be permitting the project. Mr. Harris mentioned currently the facility is almost at capacity and are working with DEQ on closing up the area according to their standards. Mr. Harris also mentioned there was one other facility located in Moore County and to his knowledge is almost at capacity.

Board Member David Lambert asked to clarification on the close out process.

Mr. Harris explained if a facility is at capacity and has no area to expand to meet state requirements the facility would have to close completely and would not be allowed to expand or reopen on that property.

With no further questions from the board, Chairman Nobles opened the Public Hearing.

With no further discussion or Public Comment Chairman Nobles closed the public hearing.

With no further comments Board Member Joe Garrison made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Harry Huberth; motion passed unanimously 8-0 for approval.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Rural Agricultural Conditional Use District -Mining (RA-CUD) to Rural Agricultural Conditional Zoning (RA-CZ) for a Land Clearing & Inert Debris Facility, located on a portion of 3 properties: ParID 20000071, 00990775, and 00013973, the total being approximately 15.17 acres, located adjacent to 310 Rubicon Road, West End. The motion was seconded by Board Member Harry Huberth; motion passed unanimously 8-0 for approval.

Public Hearing #2 – Unified Development Ordinance Text Amendment (Equestrian Cottage) - Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Lori Beale requesting the following text amendment to the Moore County Unified Development Ordinance:

- To add Equestrian Cottages as a Conditional Zoning use in the Rural Equestrian zoning district.

Mr. Thompson explained by adding under the Conditional Zoning use it would allow the board to review each request on a case by case situation. Ms. Beale has property located at 3222 Lakebay Rd. adjacent to the Wathour-Moss Foundation. The intent is to have equestrian cottages for overnight stays as well as horse stables on the property to allow those to stay with horses providing access to the Wathour-Moss Foundation property.

Board Member Lambert asked for further clarification regarding the definition of Equestrian Cottage and use.

Mrs. Thompson explained this type of use would only be allowed in the Rural Equestrian zoning district and would allow owners the ability to rent rooms overnight which would include a barn for their horses as an accessory use. This would be a short term rental situation with no more than 30 days out of a 60 day period.

Board Member Huberth inquired about the language written in the staff report under standards.

Mrs. Thompson explained the language is written in a way to allow a property owner to subdivide if the equestrian cottages should ever change use as a single family dwelling in the future.

With no further questions from the board, Chairman Nobles opened the Public Hearing.

The following people requested to speak on behalf of this item:

- Evan Hecht - 70 Cypress Point Dr. Pinehurst; spoke in favor of the request
- Cameron Sadler - 954 Sheldon Rd. Southern Pines; spoke in favor of the request

With no further discussion or Public Comment Chairman Nobles closed the public hearing.

With no further comments Board Member Joe Garrison made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member David Lambert; motion passed unanimously 8-0 for approval.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified Development Ordinance. The motion was seconded by Board Member David Lambert; motion passed unanimously 8-0 for approval.

Public Hearing #3 – Unified Development Ordinance Text Amendment - Theresa Thompson

Moore County staff is requesting amendments to the Moore County Unified Development Ordinance.

Theresa Thompson presented to the board the requested amendments as noted within the staff report.

- Amend Chapter 6 (Table of Uses), Section 6.1 (Use Table)
- Amend Chapter 7 (General Development Standards), Section 7.11 (Non-Residential Screening), Subsection E (Location)
- Amend Chapter 8 (Special Use Standards), Section 8.31 (Tourist Home), Subsection A (Definition) and B (Standards)
- Amend Chapter 10 (Text Amendments & General Use Rezoning), Section 10.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 11 (Conditional Rezoning), Section 11.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 12 (Conditional Use Permits), Section 12.2 (Application Process), Subsection A (Submittal)

Chairman Nobles opened the Public Hearing, with no further discussion or Public Comment Chairman Nobles closed the public hearing.

With no further comments Board Member Joe Garrison made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Jeffrey Gilbert; motion passed unanimously 8-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified

Development Ordinance. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 8-0 for approval.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger introduced new staff member Dervin Spell.

BOARD COMMENT PERIOD

There are no board comments.

ADJOURNMENT

With no further comments Board Member Garrison made a motion to adjourn the May 2, 2019 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 8-0.

Respectfully submitted by,

Stephanie Cormack

MEMORANDUM TO THE PLANNING BOARD

FROM: Theresa Thompson
Planning Supervisor

DATE: July 30, 2019

SUBJECT: Conditional Rezoning Request: Highway Commercial (B-2) to
Highway Commercial Conditional Zoning (B2-CZ) – Boat & RV
Storage

PRESENTER: Theresa Thompson

REQUEST

Donny Buchholz is requesting a Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC, per Deed Book 4902 Page 141.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The property is currently developed. There is an existing Tool & Die Machine Shop located on the property. Adjacent properties include single family dwellings, undeveloped property, and a car sales business.

COMMUNITY MEETING

The community meeting was conducted at the Buchholz Tool & Die Shop, located at 104 Savannah Lane, Vass on August 22 at 6:00pm. Adjacent properties were notified by certified return receipt mail, sent on August 5 No adjacent property owners were in attendance. The meeting was attending only by the applicant's representatives and county staff.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses. A Conditional Zoning District is a floating zoning district created only at the request of a property owner, through the legislative rezoning process. Uses which may be considered for a conditional zoning district are restricted to those uses listed in the corresponding general zoning district. All development shall follow the specific use standards contained in the Moore County Unified Development Ordinance (UDO).

Either the property owner or the Board of Commissioners may propose specific conditions (Planning Board may recommend conditions) but only those conditions mutually agreed upon to the owner and Board of Commissioners can be imposed.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Highway Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility is consistent with the Highway Commercial (B-2) zoning district due to both districts being of a commercial nature.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as High Density Residential with Mixed Use Land Use Classification. The requested zoning to Highway Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility is compatible with the High Density Residential with Mixed Use Land Use Classification.

The Land Use Plan states the primary use of the High Density Residential with Mixed Use is a density of four (4) to eight (8) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This category shall also include certain non-residential neighborhood supportive uses such as retail, commercial, office, schools, daycares, churches and others similar uses compatible with residential. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space; and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The Moore County Unified Development Ordinance states the Highway Commercial (B-2) district provides for the development of commercial and service centers that serve community, countywide, or regional commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Goal 3.1: Maximize accessibility among living, working, and shopping areas, and Recommendation 1.7: Support and promote local businesses.

MOORE COUNTY FUTURE LAND USE MAP



RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached Approval or Denial Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to recommend approval or denial to the Moore County Board of Commissioners of the Conditional Rezoning from Highway Commercial (B-2) to High Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- Planning Board Consistency Statement – Approval

- Planning Board Consistency Statement – Denial
- Regional Land Use Advisory Committee (RLUAC) Letter
- Deed Book 4902 Page 141

View of property from Savannah Lane



View of property from intersection of Savannah Lane and US Hwy 1



Views of property inside the fence



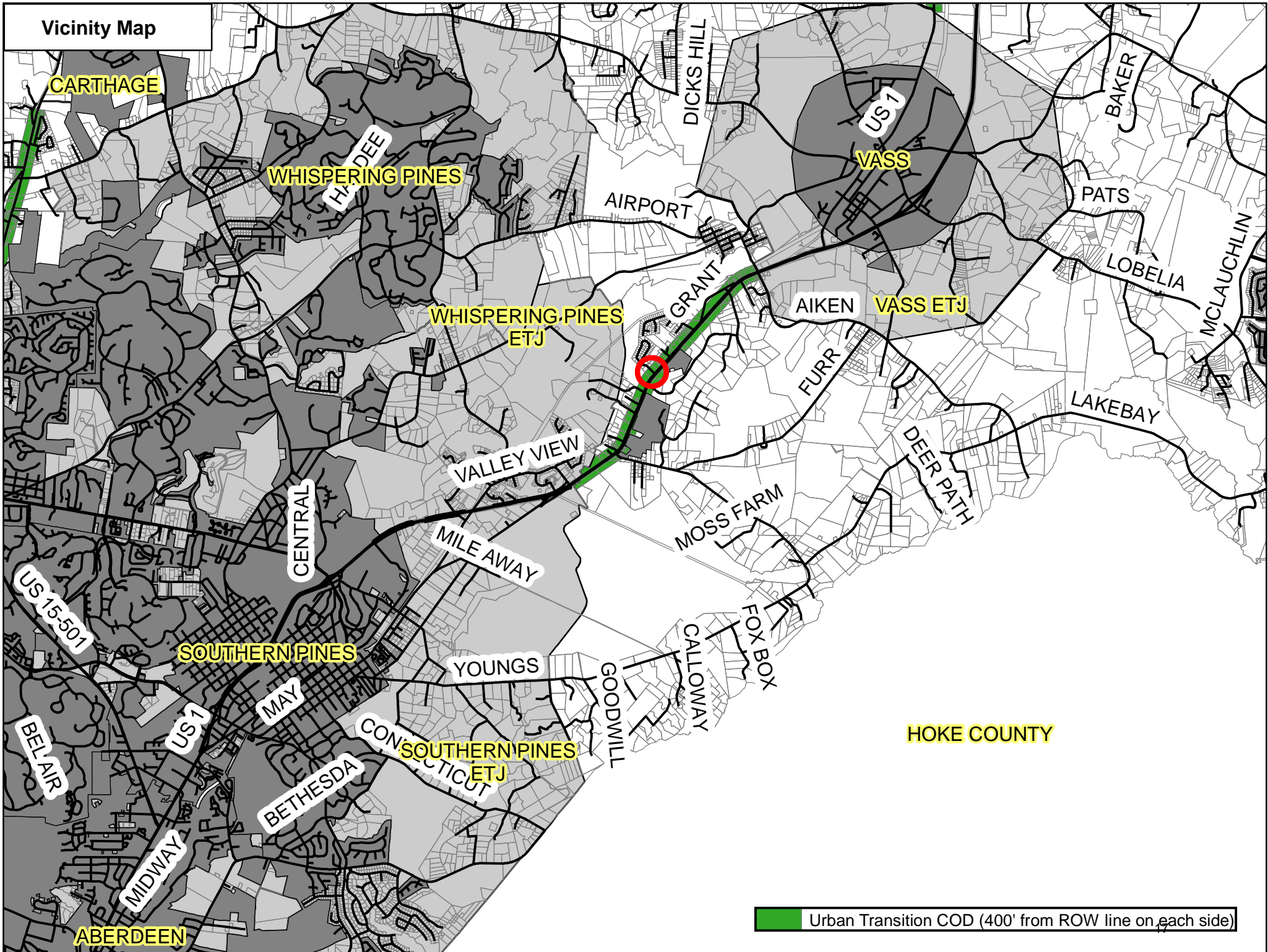
Adjacent property from US Hwy 1 – 5200 US Hwy 1



View of property across the highway from US Hwy 1 – 5215 US Hwy 1



Vicinity Map



Urban Transition COD (400' from ROW line on each side)

Land Use Map

Single Family Dwelling

Vacant

Single Family Dwelling

Vacant

Single Family Dwelling

Vacant

Single Family Dwellings

Automobile Dealer

Vacant

Tool and Die Machine Shop

PICKETT

PICKETT

SAVANNAH

US 1

US 1

Zoning Map

RA-20

PICKETT

B-2

Shaded area requested
to be rezoned to
B-2-CZ

RA-40

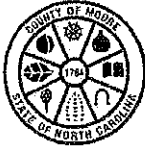
SAVANNAH

US 1

US 1

RE

County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

App# 26510
6700988

Conditional Rezoning Application

Application Date:			
Address of Property: 104 SAVANNAH LANE, VASS NC			
Applicant: DONNY BUCCHOLZ			Phone: 910-556-1329
Applicant Address: 104 SAVANNAH LANE	City: VASS	St: NC	Zip: 28394
Owner: BUCCHOLZ ENTERPRISES, LLC			Phone: 910-556-1329
Owner Address: 104 SAVANNAH LANE	City: VASS	St: NC	Zip: 28394
Current Zoning District: B2		Proposed Zoning District: B2-CZ	
Current Use(s): COMMERCIAL/INDUSTRIAL		Proposed Use(s): COMMERCIAL/INDUSTRIAL	
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
<p>THE SITE WILL MEET THE REQUIREMENTS OF THE MOORE COUNTY DEVELOPMENT ORDINANCE. THE PROPERTY ABUTS AN AUTOMOBILE SALES SITE AND B2 ZONING TO THE NORTH AND WEST OF THE SITE.</p>			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
<ol style="list-style-type: none"> 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community. 			
<ol style="list-style-type: none"> 1. The site use is compatible with the County Land Use Plan and the proposed use is a conditionally approved use in the B2 zoning district. 2. The abutting property to the North is currently a used car lot. The property will be screened from view as per the Unified Development Ordinance. 3. The property will provide boat and rv storage for residential properties where it is not allowed or there is not enough room. The property will not generate any offensive or persistent noise or lighting. 			

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

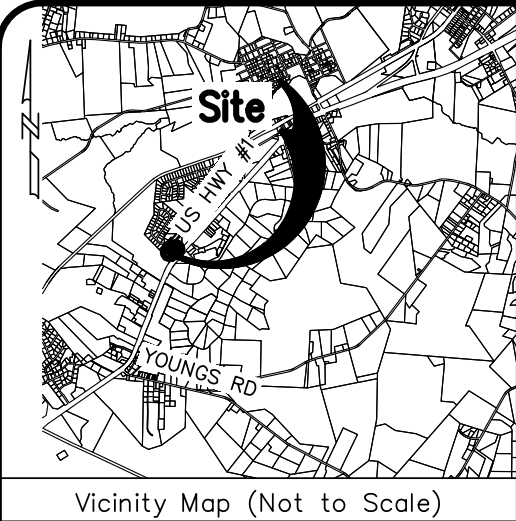
B. M. B. B. B. 2-12-19
Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 97000988

Priscilla Thompson 2/19/19
Received By Date



Legend:

- = Iron Pipe Found
- = Iron Rod Found
- = Concrete Monument Found
- ▲ = PK Nail Found
- △ = PK Nail Set
- = Existing Right of Way
- - - = Proposed Right of Way
- = Boundary Line
- - - = Adjacent Property Lines not Surveyed
- - - = Existing Setback Lines
- - - = Proposed Setback Lines
- - - = Existing Contour
- - - = Proposed Contour
- - - = Approximate Location of Existing Waterline
- - - = Proposed 6" Waterline
- - - = Approximate Location of Existing Gas Line
- - - = Existing Sanitary Sewer Line
- - - = Proposed 8" Sanitary Sewer Line
- - - = Existing Easement
- - - = Proposed Easement
- - - = Existing Overhead Utility
- - - = Existing Underground Utility
- - - = Existing Wetland Limits
- - - = Existing Fence
- - - = Proposed Fence
- - - = Proposed 4" Sewer Service
- - - = Proposed 2" Water Service
- - - = Limits of Disturbance
- - - = Proposed Silt Fence
- - - = Proposed Temporary Diversion
- - - = Existing Stream Centerline
- - - = Existing Soil Road
- - - = Existing Gravel Road
- - - = Existing Light Pole
- - - = Proposed Light Pole
- - - = Existing Utility Pole
- - - = Proposed Utility Pole
- - - = Existing Water Meter
- - - = Proposed Water Meter
- - - = Existing Water Valve
- - - = Proposed Water Valve
- - - = Existing Fire Hydrant
- - - = Proposed Fire Hydrant
- - - = Existing Sanitary Sewer Manhole
- - - = Proposed Sanitary Sewer Manhole
- - - = Existing Sewer Clean out
- - - = Proposed Sewer Clean out
- - - = Curb Inlet
- - - = Existing Storm Drain Manhole
- - - = High Density Polyethylene Pipe
- - - = Reinforced Concrete Pipe
- - - = Flared End Section
- - - = Proposed Spot Elevation
- - - = 10" Pine (typ.)
- - - = Existing Tree to be Removed

GENERAL NOTES:

THIS MAP IS NOT IN ACCORDANCE WITH GS 47-30, AS AMENDED.

AREA BY COORDINATE METHOD.

PROPERTY CURRENTLY ZONED B2 PER MOORE COUNTY ZONING MAP.

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STEPHEN R. SHEFFIELD AND ASSOCIATES, 1680 NC HWY 5, SUITE 170 ABERDEEN NC 28315

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR SITE CHANGES TO THE APPROVED PLANS. ANY VARIATION TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR EVALUATION OF THE SITE CONDITIONS AND RESUBMITTED FOR APPROVAL.

CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.

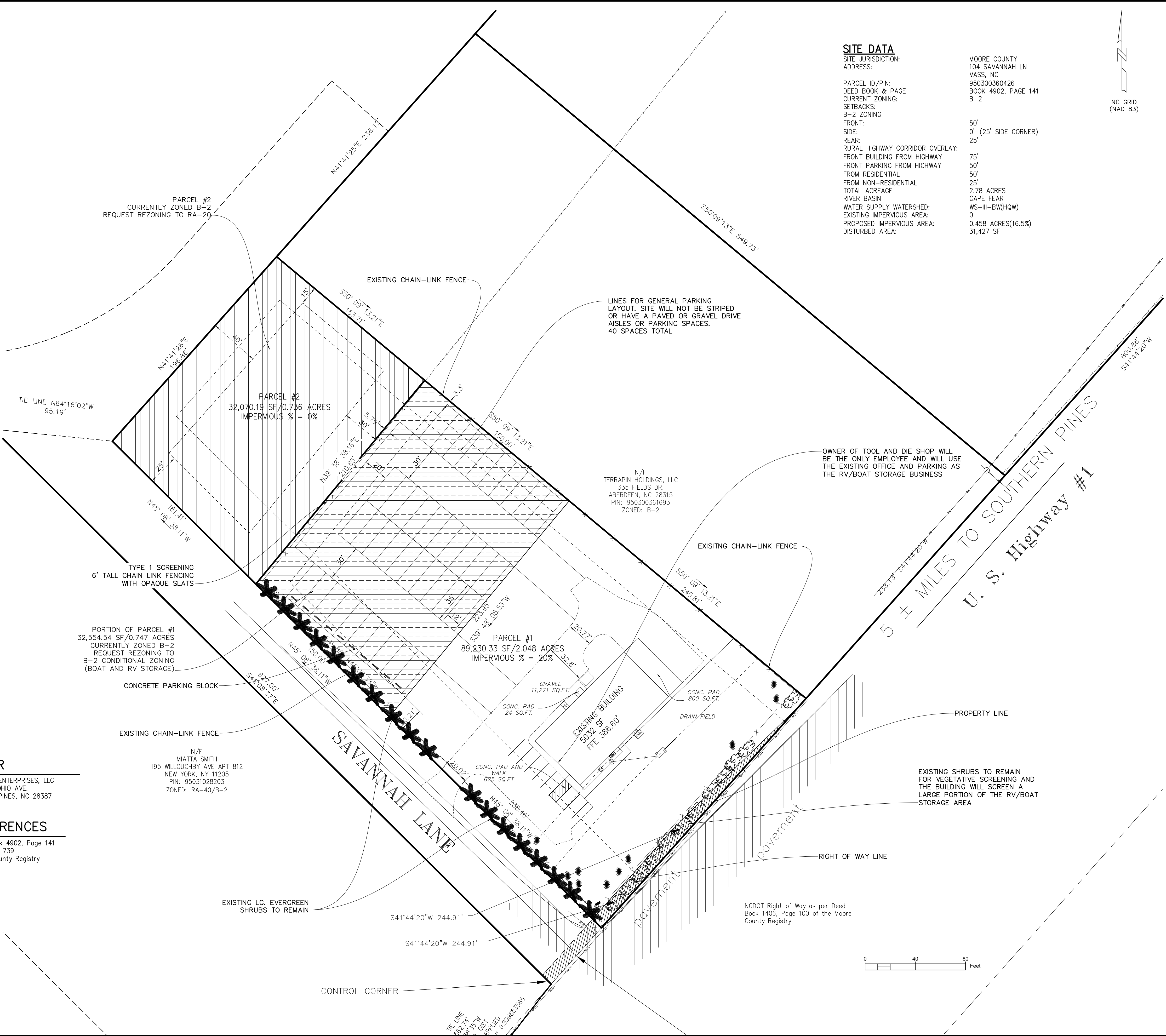
UTILITY LOCATIONS SHOWN ARE FOR GENERAL LOCATION PURPOSES AND COORDINATION ONLY. THESE LOCATIONS ARE NOT THE RESPONSIBILITY OF NEAL SMITH ENGINEERING, INC.

OWNER

BUCHHOLZ ENTERPRISES, LLC
270 EAST OHIO AVE.
SOUTHERN PINES, NC 28387

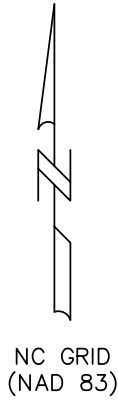
REFERENCES

Deed Book 4902, Page 141
PC 15 SL 739
Moore County Registry



SITE DATA

SITE JURISDICTION:
ADDRESS:
MOORE COUNTY
104 SAVANNAH LN
VASS, NC
950300360426
BOOK 4902, PAGE 141
B-2
PARCEL ID/PIN:
DEED BOOK & PAGE
CURRENT ZONING:
SETBACKS:
B-2 ZONING
FRONT:
SIDE:
REAR:
RURAL HIGHWAY CORRIDOR OVERLAY:
FRONT BUILDING FROM HIGHWAY
FRONT PARKING FROM HIGHWAY
FROM RESIDENTIAL
FROM NON-RESIDENTIAL
TOTAL ACREAGE
CAPE FEAR
RIVER BASIN
WATER SUPPLY WATERSHED:
EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:
DISTURBED AREA:
50'
0'-(25' SIDE CORNER)
25'
75'
50'
50'
25'
2.78 ACRES
WS-III-BW(HQW)
0
0.458 ACRES(16.5%)
31,427 SF



BUCHHOLZ TOOL AND DIE

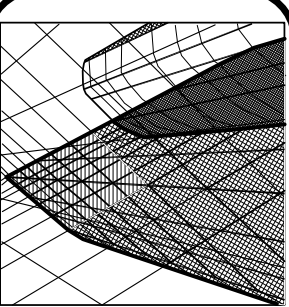
VASS, NC

GENERAL AND CONDITIONAL REZONING LAYOUT PLAN

REVISIONS:

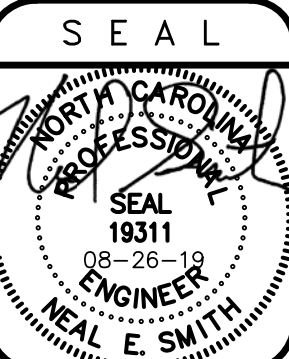
NO.	DATE	DESCRIPTION
1	08-28-19	BCW

REVISIONS:



Neal Smith Engineering, Inc.
139 Pinchurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425

TSN



RELEASED
for
CONSTRUCTION

DRAWN BY:
BCW
SCALE:
As Noted
DATE:
07-11-19
JOB NUMBER:
1700599K
DRAWING KEY:
RZ-1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning Request
Highway Commercial (B-2) to
Highway Commercial Conditional Zoning (B2-CZ) (Boat & RV Storage)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The rezoning request is reasonable and in the public interest considering the the requested rezoning is consistent with commercial highway corridor zoning and is located in close proximity to the Southern Pines, Whispering Pines, and Vass communities providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the Conditional Rezoning from Highway Commercial (B-2) to High Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC.

Eddie Nobles, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning Request
Highway Commercial (B-2) to
Highway Commercial Conditional Zoning (B2-CZ) (Boat & RV Storage)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning is not consistent with the highway business corridor.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Conditional Rezoning from Highway Commercial (B-2) to High Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC.

Eddie Nobles, Chair
Moore County Planning Board

Date



MOORE COUNTY CONDITIONAL REZONING REQUEST
Donny Buchholz Property Location: Savannah Lane, Vass
PIN: 950300360445
August 14, 2019

Following a review of the conditional rezoning request by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on Moore County, the RLUAC Board of Directors finds that:

- The case involves a parcel that is identified as neither Critically Important nor Important to conserve on the 2018 Joint Land Use Study maps, and
- It contains no identified military impacts.

Therefore, RLUAC has no issues or concerns with this conditional rezoning request.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

James Dougherty, Executive Director

FOR REGISTRATION REGISTER OF DEEDS
 Judy D. Martin
 Moore County, NC
 November 16, 2017 03:37:11 PM
 Book 4902 Page 141-142
 FEE: \$26.00
 NC REVENUE STAMP: \$345.00
 INSTRUMENT # 2017016914



INSTRUMENT # 2017016914

Excise Tax \$

Recording Time, Book and Page

DRAFTED BY
 RAYMOND R. GATTI, ATTORNEY AT LAW
 NO TITLE EXAMINATION
 130 MAGNOLIA SQUARE COURT
 ABERDEEN, NC 28315

BRIEF DESCRIPTION FOR INDEX

LOT 1R, ALLEN LANDS

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

This General Warranty Deed made this 23RD day of July, 2017 by and between HOME CITY, LTD., a North Carolina Corporation, of P.O. Box 99, Star, NC 27356 (hereafter "Grantor") and BUCHHOLZ ENTERPRISES, LLC (hereafter "Grantee"). Tax: 270 East Ohio Ave, Southern Pines, NC 28387

WITNESSETH:

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land (referred to in the singular, whether one or more) situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

BEING ALL OF LOT 1R, AS SHOWN ON THE MAP ENTITLED "RECOMBINATION SURVEY FOR MICHAEL L. ALLEN AND VON L. ALLEN, LOTS 1R & 2R, ALLEN LANDS, MCNEILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA" AND RECORDED IN PLAT CABINET 15, SLIDE 739.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4576, Page 16 Moore County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.


A) Easements and restrictions of record.

B) 2017 ad valorem taxes.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, adopting the designation (SEAL) as his own, the day and year first above written.

HOME CITY, LTD.

 (SEAL)
MIKE L. ALLEN, President

NOTARY ACKNOWLEDGMENT

NORTH CAROLINA
LEE COUNTY

I, RAYMOND R GATTI, a Notary Public for said County and State, do hereby certify that MIKE L. ALLEN to me either 1) personally known or 2) having presented Drivers License as satisfactory evidence of his/her identity, and he/she appeared before me this day and acknowledged that he/she is President of HOME CITY, LTD., a North Carolina Corporation and that he/she, as President, being authorized to do so, executed the foregoing instrument on behalf of the Corporation.

Witness my hand and official seal, this the 9 day of NOVEMBER, 2017.

(Official Seal)



Raymond R. Gatti
Notary Public

My commission expires: 12-22-21

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 26, 2019

SUBJECT: General Use Rezoning Request:
Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20)

PRESENTER: Theresa Thompson

REQUEST

Donny Buchholz is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 32,070 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC, per Deed Book 4902 Page 141.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The property is currently developed. There is an existing Tool & Die Machine Shop located on the property. Adjacent properties include single family dwellings, undeveloped property, and a car sales business.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Residential and Agricultural-20 (RA-20) is consistent with the existing uses located near the property, including single family residential. The surrounding area is zoned a mixture of Highway Commercial (B-2), Residential and Agricultural-20 (RA-20), and Residential and Agricultural-40 (RA-40).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as High Density Residential with Mixed Use Land Use Classification. The requested zoning to Residential and Agricultural-20 (RA-20) is compatible with the High Density Residential with Mixed Use Land Use Classification.

The Land Use Plan states the primary use of the High Density Residential With Mixed Use is a density of four (4) to eight (8) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This category shall also include certain non-residential neighborhood supportive uses such as retail, commercial, office, schools, daycares, churches and others similar uses compatible with residential. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue,

open space; and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Goal 3.1: Maximize accessibility among living, working, and shopping areas and Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached Approval or Denial Land Use Plan Consistency Statement to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to recommend approval or denial to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 32,070 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC.

Savannah Lane – General Use Rezoning – Staff Report

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Application
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Regional Land Use Advisory Committee (RLUAC) Letter
- Deed Book 4902 Page 141

View of subject property from Savannah Lane



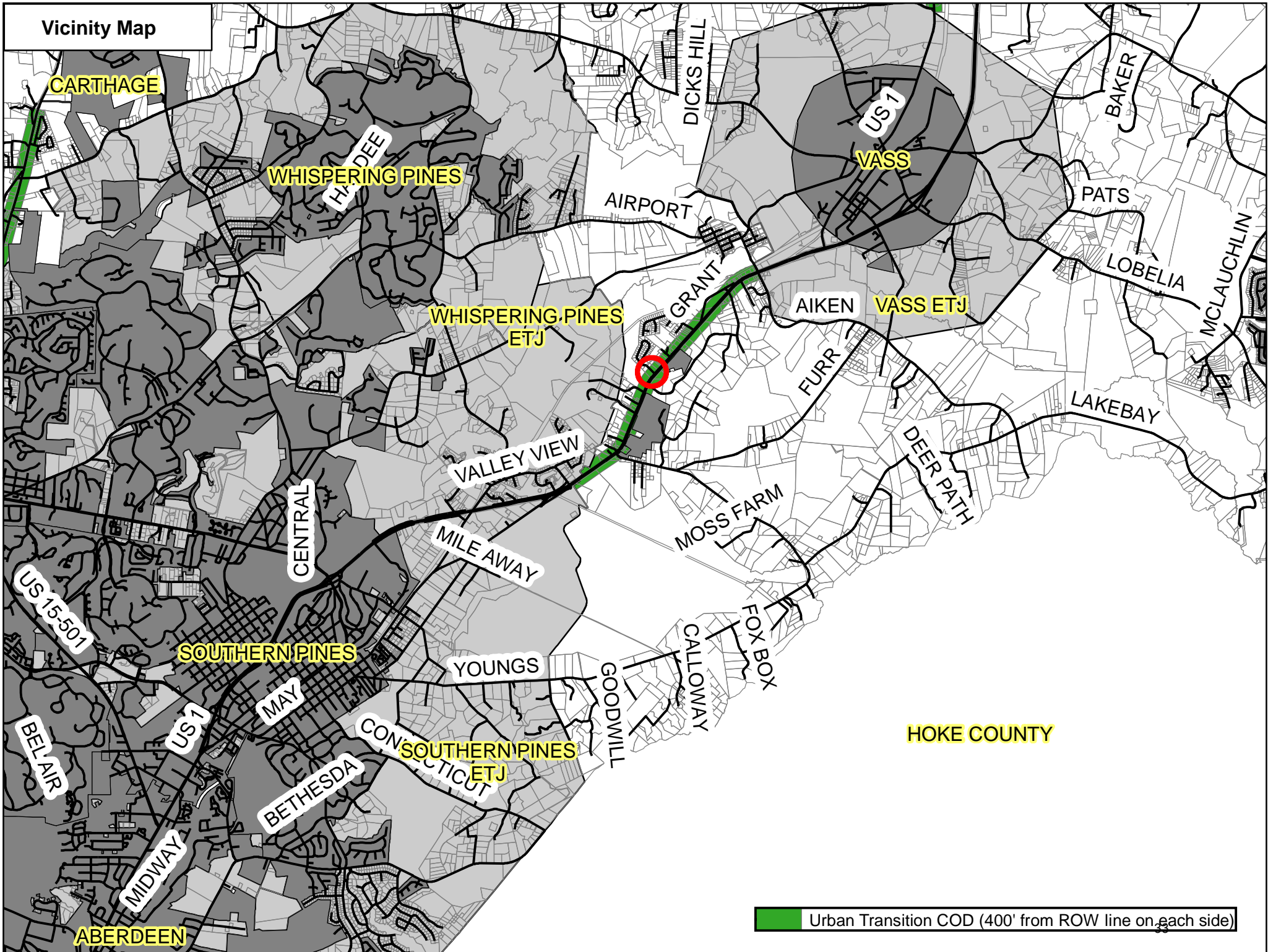
View of property from intersection of Savannah Lane and Pickett Circle



Views of adjacent property across from Pickett Circle



Vicinity Map



Urban Transition COD (400' from ROW line on each side)

Land Use Map

Single Family Dwelling

Vacant

Single Family Dwelling

Vacant

Single Family Dwelling

Vacant

Single Family Dwellings

Automobile Dealer

Vacant

Tool and Die Machine Shop

PICKETT

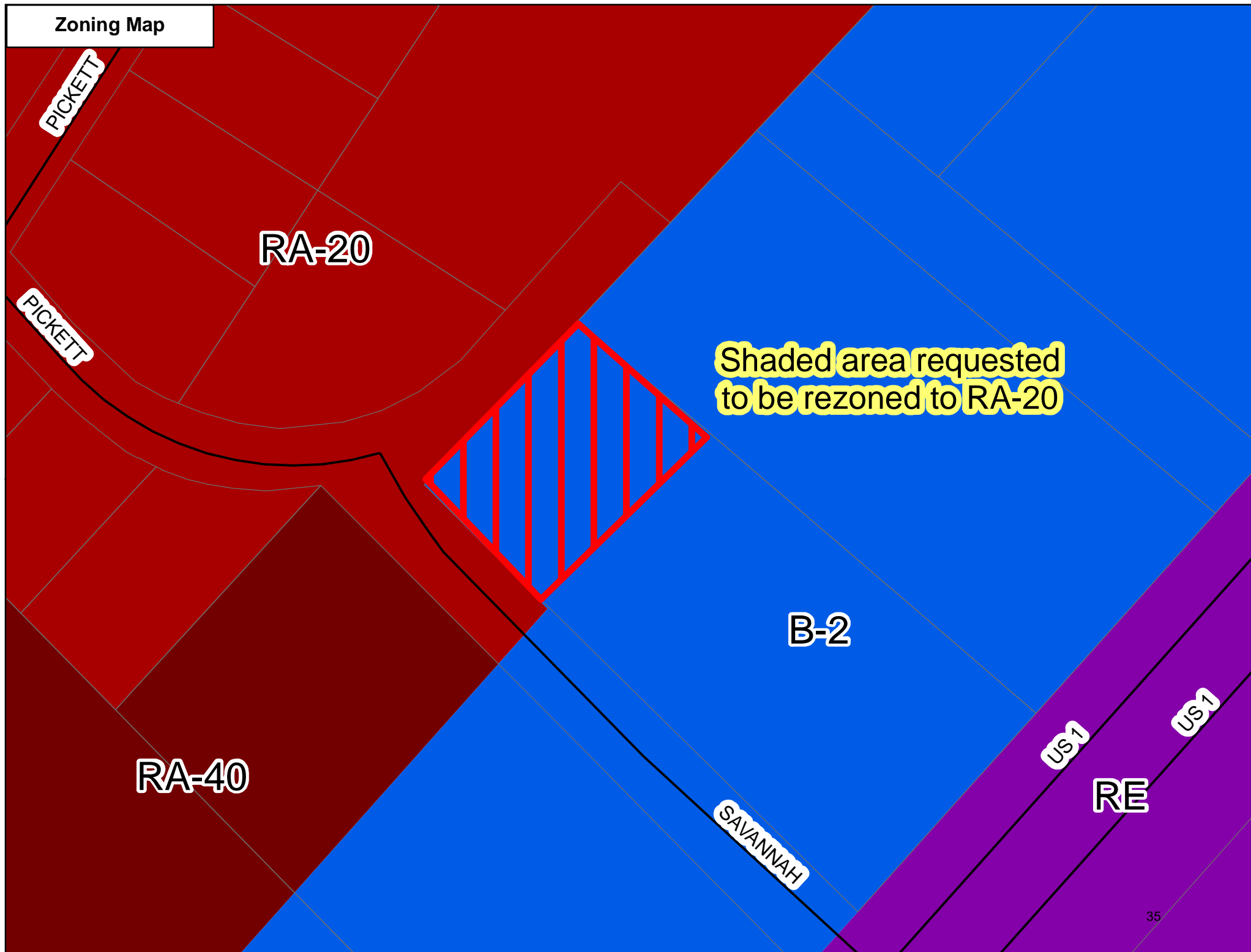
PICKETT

SAVANNAH

US 1

US 1

Zoning Map



County of Moore
Planning and Transportation

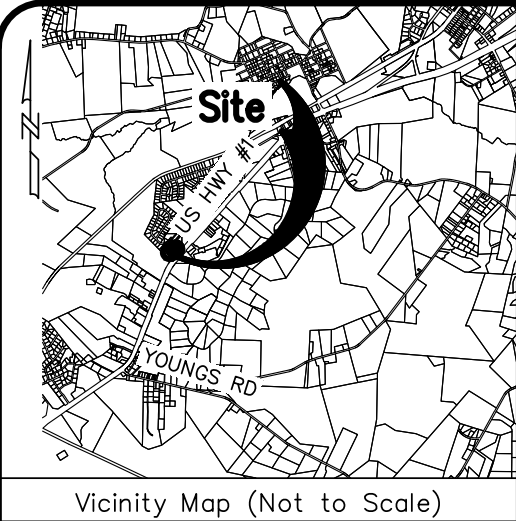


Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

GENERAL USE REZONING APPLICATION

App# 26589

Application Date:				Parcel -	
Location/Address of Property: 104 SAVANNAH LANE, VASS NC				97000988	
Applicant: Donny Buccholz			Phone: 910-556-1329		
Applicant Address: 104 Savannah Lane		City: Vass		St: NC	Zip: 28394
Owner: Buccholz Enterprises, LLS			Phone: 910-556-1329		
Owner Address: 104 Savannah Lane		City: Vass		St: NC	Zip: 28394
Current Zoning District: B2		Proposed Zoning District: RA-20			
Comments: The requested rezoning is a portion of an existing lot that is zoned B2. The area to be rezoned as RA-20 is abuts property zoned B2 and RA-20. This property will be subdivided from the parent track once rezoned.					
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.					
Applicant/Owner Signature			Date		
Applicant/Owner Signature			Date		
Office Use Only:					
PAR ID: 97000988					
Received By			Date		



Legend:

- = Iron Pipe Found
- = Iron Rod Found
- = Concrete Monument Found
- ▲ = PK Nail Found
- △ = PK Nail Set
- = Existing Right of Way
- - - = Proposed Right of Way
- = Boundary Line
- - - = Adjacent Property Lines not Surveyed
- - - = Existing Setback Lines
- - - = Proposed Setback Lines
- - - = Existing Contour
- - - = Proposed Contour
- - - = Approximate Location of Existing Waterline
- - - = Proposed 6" Waterline
- - - = Approximate Location of Existing Gas Line
- - - = Existing Sanitary Sewer Line
- - - = Proposed 8" Sanitary Sewer Line
- - - = Existing Easement
- - - = Proposed Easement
- - - = Existing Overhead Utility
- - - = Existing Underground Utility
- - - = Existing Wetland Limits
- - - = Existing Fence
- - - = Proposed Fence
- - - = Proposed 4" Sewer Service
- - - = Proposed 2" Water Service
- - - = Limits of Disturbance
- - - = Proposed Silt Fence
- - - = Proposed Temporary Diversion
- - - = Existing Stream Centerline
- - - = Existing Soil Road
- - - = Existing Gravel Road
- - - = Existing Light Pole
- - - = Proposed Light Pole
- - - = Existing Utility Pole
- - - = Proposed Utility Pole
- - - = Existing Water Meter
- - - = Proposed Water Meter
- - - = Existing Water Valve
- - - = Proposed Water Valve
- - - = Existing Fire Hydrant
- - - = Proposed Fire Hydrant
- - - = Existing Sanitary Sewer Manhole
- - - = Proposed Sanitary Sewer Manhole
- - - = Existing Sewer Clean out
- - - = Proposed Sewer Clean out
- - - = Curb Inlet
- - - = Existing Storm Drain Manhole
- - - = High Density Polyethylene Pipe
- - - = Reinforced Concrete Pipe
- - - = Flared End Section
- - - = Proposed Spot Elevation
- - - = 10" Pine (typ.)
- - - = Existing Tree to be Removed

GENERAL NOTES:

THIS MAP IS NOT IN ACCORDANCE WITH GS 47-30, AS AMENDED.

AREA BY COORDINATE METHOD.

PROPERTY CURRENTLY ZONED B2 PER MOORE COUNTY ZONING MAP.

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STEPHEN R. SHEFFIELD AND ASSOCIATES, 1680 NC HWY 5, SUITE 170 ABERDEEN NC 28315

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR SITE CHANGES TO THE APPROVED PLANS. ANY VARIATION TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR EVALUATION OF THE SITE CONDITIONS AND RESUBMITTED FOR APPROVAL.

CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.

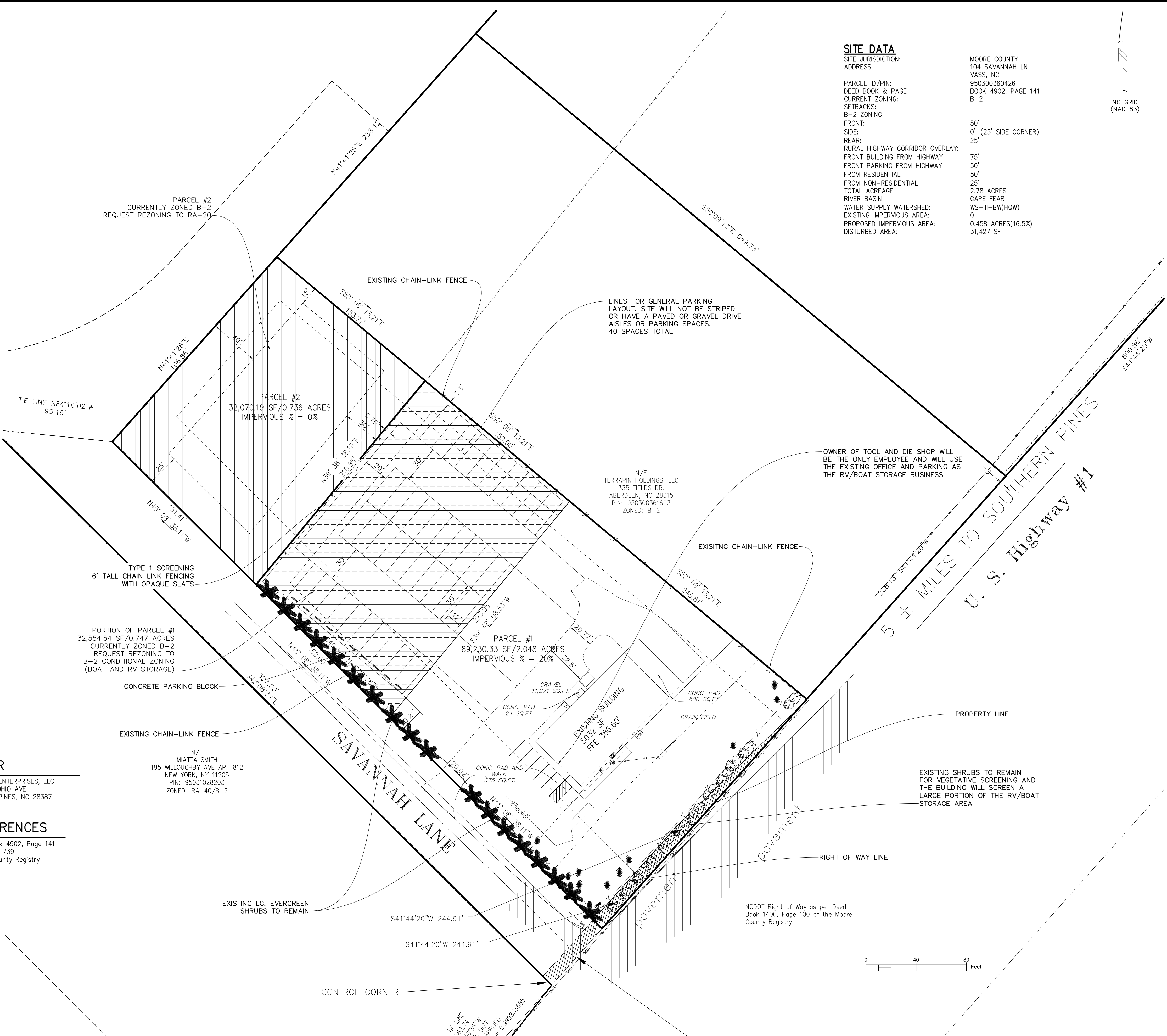
UTILITY LOCATIONS SHOWN ARE FOR GENERAL LOCATION PURPOSES AND COORDINATION ONLY. THESE LOCATIONS ARE NOT THE RESPONSIBILITY OF NEAL SMITH ENGINEERING, INC.

OWNER

BUCHHOLZ ENTERPRISES, LLC
270 EAST OHIO AVE.
SOUTHERN PINES, NC 28387

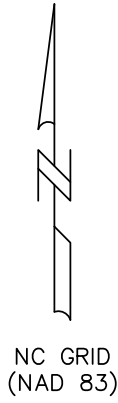
REFERENCES

Deed Book 4902, Page 141
PC 15 SL 739
Moore County Registry



SITE DATA

SITE JURISDICTION:
ADDRESS:
MOORE COUNTY
104 SAVANNAH LN
VASS, NC
950300360426
BOOK 4902, PAGE 141
B-2
PARCEL ID/PIN:
DEED BOOK & PAGE
CURRENT ZONING:
SETBACKS:
B-2 ZONING
FRONT:
SIDE:
REAR:
RURAL HIGHWAY CORRIDOR OVERLAY:
FRONT BUILDING FROM HIGHWAY
FRONT PARKING FROM HIGHWAY
FROM RESIDENTIAL
FROM NON-RESIDENTIAL
TOTAL ACREAGE
CAPE FEAR
RIVER BASIN
WATER SUPPLY WATERSHED:
EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:
DISTURBED AREA:
50'
0'-(25' SIDE CORNER)
25'
75'
50'
50'
25'
2.78 ACRES
WS-III-BW(HQW)
0
0.458 ACRES(16.5%)
31,427 SF



BUCHHOLZ TOOL AND DIE

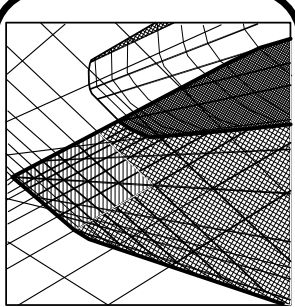
VASS, NC

GENERAL AND CONDITIONAL REZONING LAYOUT PLAN

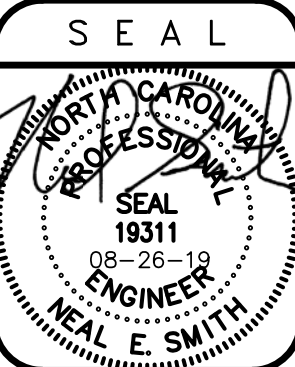
REVISIONS:

NO.	DATE	DESCRIPTION
1	08-28-19	BCW

REVISIONS:



Neal Smith Engineering, Inc.
139 Pinchurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425



RELEASED
for
CONSTRUCTION

DRAWN BY:
BCW
SCALE:
As Noted
DATE:
07-11-19
JOB NUMBER:
1700599K
DRAWING KEY:
RZ-1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, other developed residential properties, has access to public water, and is in close proximity to the Southern Pines, Whispering Pines, and Vass communities providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 32,070 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC, per Deed Book 4902 Page 141.

Eddie Nobles, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
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- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning is not consistent with the highway business corridor.

Therefore, the Moore County Planning Board recommends **DENIAL** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 32,070 square feet an approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1, Vass, owned by Buchholz Enterprises, LLC, per Deed Book 4902 Page 141.

Eddie Nobles, Chair
Moore County Planning Board

Date



MOORE COUNTY GENERAL USE REZONING REQUEST
Donny Buchholz Property Location: Savannah Lane, Vass
PIN: 950300360445
August 22, 2019

Following a review of the general use rezoning request by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on Moore County, the RLUAC Board of Directors finds that:

- The case involves a parcel that is identified as neither Critically Important nor Important to conserve on the 2018 Joint Land Use Study maps, and
- It contains no identified military impacts.

Therefore, RLUAC has no issues or concerns with this general use rezoning request.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

James Dougherty, Executive Director

FOR REGISTRATION REGISTER OF DEEDS
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Excise Tax \$

Recording Time, Book and Page

DRAFTED BY
 RAYMOND R. GATTI, ATTORNEY AT LAW
 NO TITLE EXAMINATION
 130 MAGNOLIA SQUARE COURT
 ABERDEEN, NC 28315

BRIEF DESCRIPTION FOR INDEX

LOT 1R, ALLEN LANDS

**NORTH CAROLINA
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WITNESSETH:

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land (referred to in the singular, whether one or more) situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

BEING ALL OF LOT 1R, AS SHOWN ON THE MAP ENTITLED "RECOMBINATION SURVEY FOR MICHAEL L. ALLEN AND VON L. ALLEN, LOTS 1R & 2R, ALLEN LANDS, MCNEILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA" AND RECORDED IN PLAT CABINET 15, SLIDE 739.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4576, Page 16 Moore County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.


A) Easements and restrictions of record.

B) 2017 ad valorem taxes.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, adopting the designation (SEAL) as his own, the day and year first above written.

HOME CITY, LTD.

 (SEAL)
MIKE L. ALLEN, President

NOTARY ACKNOWLEDGMENT

NORTH CAROLINA
LEE COUNTY

I, RAYMOND R GATTI, a Notary Public for said County and State, do hereby certify that MIKE L. ALLEN to me either 1) personally known or 2) having presented Drivers License as satisfactory evidence of his/her identity, and he/she appeared before me this day and acknowledged that he/she is President of HOME CITY, LTD., a North Carolina Corporation and that he/she, as President, being authorized to do so, executed the foregoing instrument on behalf of the Corporation.

Witness my hand and official seal, this the 9 day of NOVEMBER, 2017.

(Official Seal)



Raymond R. Gatti
Notary Public

My commission expires: 12-22-21